

## Pre-CERCLA Screening Assessment

Prepared for U.S. EPA under Cooperative Agreement with California Department of Toxic Substances Control

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**Site Name:** Northrop Y-19

**SEMS ID:** CAN000900325

**Address:** 1401 East Orangethorpe Ave

**City:** Fullerton

**State:** CA

**Zip:** 92831

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**Cooperative Agreement** PA/SI COOPERATIVE AGREEMENT  
**Name and Number:** CA DEPARTMENT OF TOXIC SUBSTANCES CONTROL  
ID #: 00T14601-1 7/1/14 TO 6/30/15

**California DTSC Liaison:** Gimeno-O'Brien, Alice

**California DTSC Project Manager:** Abbasi, Rafat

**California DTSC GSB Liaison:** Neal, Greg

**U.S. EPA Site Assessment Manager:** Hoang, Kim

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## Decision and Concurrence

**Final Site Status:** PA Start Needed

**Electronically Signed by:** Kim Hoang  
EPA Site Assessment Manager  
05/26/2015

Nicole Moutoux  
Chief, Site Assessment and Brownfields Section  
05/27/2015

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## LIST OF ACRONYMS

BGS	Below Ground Surface
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CWS	California Water System Company
DTSC	Department of Toxic Substances Control
EHS	Kern County Environmental Health Services Department
EPA	United States Environmental Protection Agency
GSB	Geological Services Branch (DTSC)
HRS	Hazard Ranking System
HWTS	Hazardous Waste Tracking System
MCL	Maximum Contaminant Level
mg/kg	milligrams per kilogram
NPL	National Priorities List
PA	Preliminary Assessment
PCE	Tetrachloroethylene
PCS	Pre-CERCLA Screening Assessment
ppm	Parts per million
ppb	Parts per billion
RCRA	Resource Conservation and Recovery Act
RCRAInfo	Resource Conservation and Recovery Act Information
RSL	Regional Screening Level
RWQCB	Regional Water Quality Control Board
SARA	Superfund Amendments and Reauthorization Act
SEMS	Superfund Enterprise Management System
SPS	Sierra Process Systems site
TCE	Trichloroethylene
TPH	Total Petroleum Hydrocarbons
UST	Underground Storage Tank
VOC	Volatile Organic Compound
µg/L	microgram per liter

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**SEMS ID:** CAN000900325

**City:** Fullerton

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## Part A. Decision Documentation

### 1) Core Information

*SEMS Site Name:* Northrop Y-19

*SEMS EPA ID:* CAN000900325

*Street Address:* 1401 East Orangethorpe Ave

*City:* Fullerton

*County:* Orange

*CADTSC Regional Office:* Cypress

*Envirostor Project Code:* 60002053

*Envirostor Site Name:* Northrop Y-19

*Envirostor ID:* 60002053

*Geotracker Site Name:*

*Geotracker ID:*

*Land Use:* Industrial

*Latitude:* 33.8604241 *Longitude:* -117.90403839999999

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### 2) Site History

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#### Current Operations

Currently Operational: Yes

Current Owner: TCLW (Weil and Company)

Current Operator: Goton Tiles

Operational Activities: Tile installation, ceramic

Dates of Current Operations: unknown

#### Historical Operations

Previous Owners: McLachlan Investment Co

Previous Operator: Northrop Grumman Corporation

Operational Activities: Electronic component assembly, painting, soldering and degreasing

Dates of Previous Operations: 1982-1990

#### Historical Operations

Previous Owners: Not known

Previous Operator: Memorax Corporation

Operational Activities: Audio tape manufacturing

Dates of Previous Operations: 1979

#### Historical Operations

Previous Owners: Not known

Previous Operator: Cook-Sander Wire/Bar Inc.

Operational Activities: Acid vats and galvanizing

Dates of Previous Operations: 1977

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### 3) Agency Involvement

#### Lead Agency

Current Site Lead Agency: DTSC  
Current Site Lead Contact: Rafat Abbasi

#### U.S. EPA

Last EPA Assessment: N/A Year Completed: 10/01/1990

#### DTSC

DTSC Point of Contact: Rafat Abbasi  
Last DTSC Action/Order: Year Completed: N/A  
Action/Order Link: None  
Details:

#### RWQCB

RWQCB Point of Contact:  
Last RWQCB Action: N/A Year Completed: N/A  
RWQCB Action Link:  
Details:

#### RCRA

RCRA Status:  
RCRA ID:  
Details:

#### Other Agency Involvement

Agency: City of Fullerton, Fire Department  
Investigation Type: Hazadous Chemical Disclosure Year Completed: 10/01/1990

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## 4) Pathways and Contaminants

***Pathway of concern:***

*Primary:* Groundwater

*Secondary:* Air

***Most Significant Contaminant of***

***Concern (CoC):*** Tetrachloroethylene

***Other Contaminants:*** Trichloroethylene

***Source of CoC information:***

***Hazardous Materials Used:*** Organic waste residue, organic liquid mixture, halogenated organic compounds, 1

***Hazardous Materials Manifested  
or disposed (per HWTS):***

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**SEMS Site Name:** Northrop Y-19  
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## Part B. GIS Data Package

### 1) SPGIT Priority

- a. Is the site in a SPGIT Priority Area? Yes  
 (i). If Yes, what is the site's SPGIT Quad Priority Level? 3  
 (ii). If Yes, what is the site's SPGIT Quad Priority Ranking? 131  
 b. Is the site within a mile of a SPGIT Priority Area? Yes

E: 73

SW: 184

### 2) Groundwater

- a. What is the prevailing groundwater flow direction? Northwest  
 b. How many active drinking water wells are within a 4 mile radius of the site? 54  
 (i). What is the distance of the nearest drinking water well (in feet)? 906  
 (ii). What is the direction of the nearest drinking water well? North  
 c. How many contaminated drinking water wells are within a 4 miles radius? 47  
 (i). Of the wells within the 4 mile radius, what is the distance of the nearest contaminated well from the site (ft)? 2751  
 (ii). What key contaminants are in the nearest impacted drinking water well? Tetrachloroethylene  
 (iii). Approximate number of people served: 137367  
 (iv). Site is a suspected source of groundwater contamination: Yes  
 d. Is the site within a known groundwater contamination plume? Yes  
 (i). What key contaminants are found in the plume? Trichloroethylene Tetrachloroethylene  
 1,1 Dichloroethane 1,4 Dioxane  
 e. Are any groundwater contamination plumes within one mile upgradient from the site? Yes  
 (i). What key contaminants are found in the upgradient plume? Trichloroethylene Tetrachloroethylene  
 1,1 Dichloroethane  
 f. Are any groundwater contamination plumes within one mile downgradient from the site? Yes  
 (i). What key contaminants are in the downgradient plume? Trichloroethylene Tetrachloroethylene  
 1,1 Dichloroethane 1,4 Dioxane

### 3) Surface Water

- a. Is the site a potential source of contamination to surface water? No  
 b. Is Surface water used for drinking water within 15 miles of the site? No  
 (i). Public / commercial supply  
 (ii). Private supply  
 (iii). Approximate number of people served by the surface water:  
 (iv). Details/additional information:  
 c. Health advisory for consuming fish No  
 d. Is surface water within 15 miles of the site is used for recreational or commercial fishing? Yes  
 e. Is Surface water within 15 miles of the site provides habitat for sensitive species? Yes  
 f. Is the site a suspected source of surface water contamination? No  
 g. Details, description and references: Pacific Ocean located 13.5 miles SW

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## 4) Soil

- a. Is the site centroid within 400' of soil exposure targets (schools, daycare centers, residences, workplaces)? Yes
- b. Is the site centroid within 200' of soil exposure targets (schools, daycare centers, residences, workplaces)? Yes
- (i). What are the soil exposure targets? Workplaces
- c. Is there an adjacent soil contamination site? Unknown
- (i). What are the key contaminants found in the adjacent sites?

## 5) Sensitive Environments

- a. Is the site within one-mile of a downgradient surface water body? Yes
- b. Is the site within one-mile of a downgradient wetlands? No
- c. Are any sensitive species known to inhabit the site vicinity? Yes

## 6) Nearby Sites

- a. Are there RCRA generators with manifest data within one mile of the site that may have potential key contaminants in common with the site? Yes
- (i). What are the suspected key contaminants? Volatile Organic Compounds (VOCs)
- b. Are there DTSC cleanup sites within one mile of the site? Yes
- c. Are there active RWQCB sites within one mile of the site? Yes
- d. Are there active USEPA Non-NPL sites within one mile of the site? Yes
- e. Are there active USEPA Superfund Cleanup sites within one mile of the site? No

## 7) Interpretation of Part B

The site lies within SPGIT area 131. Additionally, areas 73 and 184 are located adjacent to the east and southwest respectively. Reported site related constituents of concern include VOCs (PCE, TCE and 1,1-DCE) and 1,4 dioxane. Available information indicates groundwater flow direction in the vicinity is generally northwesterly with local variation. Chemical data compiled by the OCWD indicate that immediately downgradient of the Northrop facility groundwater concentrations of PCE, TCE, 1,1-DCE and 1,4 dioxane are significantly elevated compared to upgradient concentrations. Approximately 54 existing drinking water wells are located within 4 miles of the site with a mix of active raw, treated and standby designations. An additional 47 wells have been destroyed for unknown reasons. The DPH well histograms are provided a nearby operating impacted drinking water well (Kimberly 02), located 3,842 feet east and impacted by PCE and TCE as well as an abandoned (but not destroyed) well (Fire Station Well 13 – Abandoned) located 2751 feet northeast and impacted by PCE. Sensitive species located in the vicinity of the site include the Davidson bushmallow, coastal California gnatcatcher and white rabbit - tobacco. The subject site does not appear on the HWTS database by name, however, the site address is included under the name Lap Co Inc and records of waste generation are included. The site is currently developed as the Goton Tiles Inc facility.

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## Part C. Initial Triage Recommendation (DTSC)

The former Northrop Y-19 site ("the Site") occupies approximately 5.38 acres and is located in an industrial/commercial area at 1401 East Orangethorpe Avenue, Fullerton, California. Northrop Corporation (predecessor of Northrop Grumman) leased the Site in 1982, and business operations took place from 1984 to 1990. The operations at the Site included electronic component assembly, painting, soldering, degreasing operations, and storage. The Site was considered a satellite facility for another Northrop facility located at 500 East Orangethorpe Avenue. The owner who leased the Site was McLachlan Investment Co. Currently, TCLW/Weil and Company owns the Site and Goton Tiles/Lapco currently occupies the Site. The company is a tile and flooring business that has operated since approximately 2008. Previous operators include Memorex Corporation (1979, audio tape manufacturer), and Cook-Sanders Wire/Bar (1977-operations utilized acid vats and galvanizing).

The United States Environmental Protection Agency (EPA) conducted a Resource Conservation and Recovery Act (RCRA) Compliance Evaluation in 1990. The EPA noted several violations including storage of hazardous waste for 371 days, failure to keep copies of manifests, biennial reports, hazardous waste personnel training program, and Contingency Plan on-site. EPA reported that the Site generated small amounts (less than 1 gallon per day) of 1,1,1-trichloroethane (1,1,1-TCA) from printed circuit board production.

In 1990, the Site conducted an environmental assessment. The environmental assessment reported that the Orange County Health Care Agency (OCHCA) conducted inspections infrequently and identified waste streams including paint wastes, paint filters, and 1,1,1-TCA. As a result of the RCRA inspection conducted in 1990, the OCHCA found that the Site did not keep copies of the manifests on-site. City of Fullerton Fire Department (FFD) records indicated the installation of 8,000 gallon underground paint storage tank on the north side of the facility building. The tank was reportedly removed in 1974. No additional information regarding soil sampling within the tank excavation was indicated. Waste streams identified by FFD included propanol, naptha, epoxy reducer (solvent), 1,1,1-TCA, and Freon TF (trichlorofluoroethane). One 3,500-gallon sump was known to exist at the Site. The sump was registered with the Regional Water Quality Control Board (RWQCB). According to the records, the sump was installed before it was subleased to the Site. The historical use of the sump is also unknown. The environmental assessment also reported several violations at the Site. The violations were associated with hazardous waste chemical spills in 1985 (vapor release from one drum of solvent), 1986 (5-7 gallons of waste spilled in the storage area), and 1987 (60 gallons of opaque liquid into drainage ditch).

In 2009, the Orange County Water District (OCWD) conducted a soil gas survey along the east and northern boundary of the existing building. Fourteen samples from seven locations were collected at 10 and 20 feet below ground surface (bgs). Results indicated detection of trichloroethylene (TCE), tetrachloroethene (PCE), and 1,1,1-TCA. Maximum TCE and PCE concentrations were 17 ug/l at 20 feet bgs and 3 ug/l at 10 feet bgs, respectively. 1,1,1-TCA was detected in only one sample at 1 ug/l at 20 feet bgs. The industrial screening values for TCE and PCE in soil gas are 0.48 ug/l and 2.08 ug/l, respectively.

Review of the Hazardous Waste Tracking System information indicates that the current operator generates hazardous waste including unspecified liquid mixture, liquid with halogenated organic compounds, TCE related waste, and non-halogenated solvent waste.

Information from adjacent property indicates groundwater flow direction in the vicinity is generally northwesterly with local variation. Approximately 54 existing drinking water wells are located within 4 miles of the site with a mix of active raw, treated and standby designations. An additional 47 wells have been destroyed for unknown reasons. The nearby impacted drinking water well located approximately 3,800 feet east is impacted by PCE and TCE. An abandoned (but not destroyed) well located approximately 2,800 feet northeast is also impacted by PCE. Chemical data compiled by the OCWD indicate that immediately downgradient of the Site, groundwater concentrations of PCE, TCE, 1,1-DCE and 1,4 dioxane are significantly elevated compared to upgradient concentrations. The Site is a suspected potential source of the regional groundwater contamination. Sensitive species located in the vicinity of the Site include the Davidson bushmallow shrub, the coastal California gnatcatcher bird, and white rabbit tobacco wildflower plant. Work places are adjacent to the Site and the closest residential neighborhood is approximately .40 miles west of the Site. The closest sensitive population is an elementary school located approximately 1 mile northeast of the Site.

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## Project Triage Recommendations and EPA Decision

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### Part D. Final Triage Recommendation (EPA):

The former Northrop Y-19 site ("the Site") occupies approximately 5.38 acres and is located in an industrial/commercial area at 1401 East Orangethorpe Avenue, Fullerton, California. Northrop Corporation (predecessor of Northrop Grumman) leased the Site in 1982, and business operations took place from 1984 to 1990. The operations at the Site included electronic component assembly, painting, soldering, degreasing operations, and storage. The Site was considered a satellite facility for another Northrop facility located at 500 East Orangethorpe Avenue. The owner who leased the Site was McLachlan Investment Co. Currently, TCLW/Weil and Company owns the Site and Goton Tiles/Lapco currently occupies the Site. The company is a tile and flooring business that has operated since approximately 2008. Previous operators include Memorex Corporation (1979, audio tape manufacturer), and Cook-Sanders Wire/Bar (1977-operations utilized acid vats and galvanizing).

The United States Environmental Protection Agency (EPA) conducted a Resource Conservation and Recovery Act (RCRA) Compliance Evaluation in 1990. The EPA noted several violations including storage of hazardous waste for 371 days, failure to keep copies of manifests, biennial reports, hazardous waste personnel training program, and Contingency Plan on-site. EPA reported that the Site generated small amounts (less than 1 gallon per day) of 1,1,1-trichloroethane (1,1,1-TCA) from printed circuit board production.

In 1990, the Site conducted an environmental assessment. The environmental assessment reported that the Orange County Health Care Agency (OCHCA) conducted inspections infrequently and identified waste streams including paint wastes, paint filters, and 1,1,1-TCA. As a result of the RCRA inspection conducted in 1990, the OCHCA found that the Site did not keep copies of the manifests on-site. City of Fullerton Fire Department (FFD) records indicated the installation of 8,000 gallon underground paint storage tank on the north side of the facility building. Waste streams identified by FFD included propanol, naptha, epoxy reducer (solvent), 1,1,1-TCA, and Freon TF (trichlorofluoroethane). One 3,500-gallon sump was known to exist at the Site. The sump was registered with the Regional Water Quality Control Board (RWQCB). According to the records, the sump was installed before it was subleased to the Site. The historical use of the sump is also unknown. The environmental assessment also reported several violations at the Site. The violations were associated with hazardous waste chemical spills in 1985 (vapor release from one drum of solvent), 1986 (5-7 gallons of waste spilled in the storage area), and 1987 (60 gallons of opaque liquid into drainage ditch).

In 2009, the Orange County Water District (OCWD) conducted a soil gas survey along the east and northern boundary of the existing building. Fourteen samples from seven locations were collected at 10 and 20 feet below ground surface (bgs). Results indicated detection of trichloroethylene (TCE), tetrachloroethene (PCE), and 1,1,1-TCA. Maximum TCE and PCE concentrations were 17 ug/l at 20 feet bgs and 3 ug/l at 10 feet bgs, respectively. 1,1,1-TCA was detected in only one sample at 1 ug/l at 20 feet bgs. The industrial screening values for TCE and PCE in soil gas are 0.48 ug/l and 2.08 ug/l, respectively. Review of the Hazardous Waste Tracking System information indicates that the current operator generates hazardous waste including unspecified liquid mixture, liquid with halogenated organic compounds, TCE related waste, and non-halogenated solvent waste.

The nearby impacted drinking water well located approximately 3,800 feet east is impacted by PCE and TCE. An abandoned (but not destroyed) well located approximately 2,800 feet northeast is also impacted by PCE. Chemical data compiled by the OCWD indicate that immediately downgradient of the Site, groundwater concentrations of PCE, TCE, 1,1-DCE and 1,4 dioxane are significantly elevated compared to upgradient concentrations. The Site is a suspected potential source of the regional groundwater contamination.

Based on the analysis of available information, the Site is eligible for further Federal assessment under CERCLA. The Site is not currently being assessed or remediated by either DTSC or the RWQCB, therefore DTSC recommends that the site remains in EPA's active site universe until the nature of the release or potential release cited in the screening assessment can be confirmed.

EPA concurs with DTSC recommendation and a PA has been started.

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## Part E. References

### ***Last Site Assessment Document Date and 9100-3 Decision Document***

*Last EPA Assessment Type:* N/A  
*Year Completed:* 10/01/1990

### ***Relevant Well(s) Histogram***

*Histogram Link:* N/A

### ***Envirostor Site Summary***

*Envirostor Summary Link:* [https://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=60002053](https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002053)

### ***Last DTSC Action/Order:***

*Year Completed:* N/A  
*Action/Order Link:* None

### ***Geotracker Site Documents***

*Geotracker Link:*

*Last RWQCB Action:* N/A  
*Year Completed:* N/A

***Correspondence, Photos, and***  
*Contact Reports:* See Attachments.

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## Part F. Site Reconnaissance

*Method of Site Reconnaissance:* Records Review

***Adjacent Properties:***

*North:* Warehouse

*East:* Office space/warehouse

*South:* Orangethorpe Avenue

*West:* office space/shops

*Structures Onsite (e.g. office building, paint booth, repair shop, etc.):* Office Building/Warehouse

*Site Surface Description (e.g., visual staining, cracked pavement, etc.):* See photos. Since access to the site was not possible, information associated the surface is not obtained. Based on the review of the photo, the property is paved with concrete.

*Materials in Stored:* Site visit was not performed since owner did not respond to DTSC calls/requests.

*Materials in Use:* Site visit was not performed since owner did not respond to DTSC calls/requests.

*Waste Storage and Potential Hazardous Materials (Specify numbers, volume, and content):* Site visit was not performed since owner did not respond to DTSC calls/requests.

*Drums:* Site visit was not performed since owner did not respond to DTSC calls/requests.

*Aboveground Storage Tanks:* Site visit was not performed since owner did not respond to DTSC calls/requests.

*Underground Storage Tanks:* Site visit was not performed since owner did not respond to DTSC calls/requests.

*Clarifiers:* Site visit was not performed since owner did not respond to DTSC calls/requests.

*Transformers Potentially Containing PCBs:* Site visit was not performed since owner did not respond to DTSC calls/requests.

*Other:* Not available